



## BOARD OF ZONING APPEALS

### Minutes of the Meeting

October 12, 2011

#### ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, October 12, 2011, in the Fourth Floor Council Chambers of the Sumter Opera House, 21 N. Main Street. Seven board members – Ms. Kay Stockbridge; Mr. James Price; Ms. Betty Clark; Mr. J. Seth; Mr. Sam Lowery; Mr. Jimmy Lowery; Mr. John Acken and the secretary were present. Ms. Sonya Davis and Mr. Patrick Flaherty were absent. The meeting was called to order at 3:00 p.m. by Ms. Kay Stockbridge.

#### MINUTES

A motion to approve the minutes of the September 14, 2011, meeting was made by Mr. Sam Lowery. The motion was seconded by Mr. Jimmy Lowery and carried a unanimous vote.

#### NEW BUSINESS

**BOA-11-21, 570 Mikom Road (County)** was presented by Ms. Claudia Rainey. The board reviewed the request for a variance from the maximum size square footage for accessory buildings per *Section 4.g.2.b.6 and Exhibit 8A*. Applicant currently exceeds the maximum by 595 feet from the 1,325 allowed and is now requesting an additional 384 sq ft for an addition of a shed to his building. The property is located at 570 Mikom Rd. and is represented by Tax Map #300-00-03-021. Mr. Michael Boykin, applicant, Mr. Craig Duncan, and Mr. Larry Osteen was present and spoke on behalf of the request. Mr. Henry Lancaster was present and spoke in opposition. After much discussion, a motion was made by Mr. Jimmy Lowery to approve this request. Mr. James Price offered an amendment to change item #1 of the four part test to say that the applicant does have extraordinary conditions on this property. Mr. Jimmy Lowery accepted the amendment to his motion. The motion was seconded by Mr. James Price and carried a three in favor-J. Lowery, Price, Clark and three in opposition-S. Lowery, Seth, Acken vote. Ms. Stockbridge cast the deciding vote and voted to oppose the motion. The motion failed. After more discussion, a motion was made by Mr. J. Seth to accept staff recommendation and deny this request. The motion was seconded by Mr. John Acken and carried a three in favor of denial-Seth, Acken,

	<p>S. Lowery and two in denial of motion-J. Lowery, Price and one abstention-Clark vote. The motion carried and the request was denied.</p> <p><b>BOA-11-23, 1348 Glastonbury Road (City)</b> was presented by Ms. Donna McCullum. The board reviewed the request for a variance of 3 feet from the 5 foot side yard setback requirement for an accessory building per Section 4.g.2.a.3 of the City Zoning Ordinance. The property is located at 1348 Glastonbury Rd. and is represented by Tax Map #226-16-01-138. Mr. Allan Rodonis was present and spoke on behalf of the request. After some discussion, a motion was made by Mr. James Price to approve this request as recommended by staff. The motion was seconded by Ms. Betty Clark and carried a unanimous vote. The request was approved.</p> <p><b>BOA-11-24, 202 N. Purdy Street (City)</b> was presented by Ms. Helen Roodman. The board reviewed the request for a variance of 15 feet from the rear yard setback requirement of 25 feet per Section 3.b.5.b of the City Zoning Ordinance and a variance of 8 feet from fence setback requirements per Section 4.f.8. The property is located at 202 N. Purdy St. and is represented by Tax Map #228-06-01-034. Mr. Edward Monroe, representative for the applicant, Mr. Tommy Player, and Mr. Grady Locklear were present and spoke in favor of the request. After some discussion, a motion was made by Mr. Jimmy Lowery to accept staff recommendation and approve this request. The motion was seconded by Mr. Sam Lowery and carried a unanimous vote. The request was approved.</p>
<b>ADJOURNMENT</b>	<p>The meeting was adjourned at approximately 4:45 p.m. The motion was made by Mr. John Acken and seconded by Mr. Sam Lowery.</p> <p>The next regularly scheduled meeting will be on November 9, 2011.</p>
	<p>Respectfully submitted,</p> <p><i>Julie A. Scarborough</i></p> <p>Julie A. Scarborough, Board Secretary</p>